

FIRE DAMAGE -CONSTRUCTION COST ESTIMATE*

*refer to Notes & Qualifications

Ref	Element	Unit	Quantity	Unit Rate	Estimated Cost	A	B	A+B
						Estimated cost to demolish & rebuild portion of building	Estimated cost to restore remaining portion of building	Total
	BUILDING WORKS		790					
	PRIMARY ELEMENTS							
1	Demolition	Item			R -	R -	R -	R -
2	Substructure	m²	790	R 1,269	R 1,002,889	R -	R -	R -
3	Ground floor	m²	790	R 488	R 385,362	R 269,753	R 34,683	R 304,436
4	Structural frame	m²	790	R 641	R 506,129	R 354,291	R 45,552	R 399,843
5	External façade	m²	563	R 2,682	R 1,509,730	R 951,130	R 135,876	R 1,087,006
6	Roofs	m²	790	R 1,916	R 1,513,980	R 953,807	R 136,258	R 1,090,065
7	Internal divisions	m²	975	R 409	R 399,068	R 279,347	R 35,916	R 315,263
8	Floor finishes	m²	749	R 642	R 480,798	R 432,718	R 38,945	R 471,663
9	Internal wall finishes	m²	2,985	R 201	R 599,716	R 539,745	R 48,577	R 588,322
10	Ceiling finishes	m²	757	R 365	R 276,282	R 248,654	R 22,379	R 271,033
11	Fittings	m²	14	R 27,517	R 385,244	R 385,244	R 34,672	R 419,916
12	Electrical installation	m²	790	R 1,225	R 967,497	R 870,747	R 78,367	R 949,115
13	Plumbing	No	38	R 12,784	R 485,800	R 437,220	R 39,350	R 476,570
14	Fire protection	No	18	R 13,806	R 248,500	R 223,650	R 20,129	R 243,779
15	Balustrading & handrails	m	45	R 1,778	R 80,000	R 72,000	R 6,480	R 78,480
	SPECIALIST INSTALLATIONS							
16	Air-conditioning	m²	632	R 1,200	R 758,400	R 682,560	R 61,430	R 743,990
17	Communications & security	m²	790	R 338	R 267,249	R 240,524	R 21,647	R 262,171
	EXTERNAL WORKS & SERVICES		1,683					
18	Site clearance	m²	1,683	R 25	R 42,075	R -	R -	R -
19	Earthworks	m³	1,683	R 361	R 607,681	R -	R -	R -
20	Soil drainage	m	25	R 1,125	R 28,125	R 38,438	R 7,688	R 46,126
21	Sub-surface water drainage	m	80	R 149	R 11,920	R -	R -	R -
22	Stormwater drainage	m	25	R 1,515	R 37,875	R -	R -	R -
23	Water supply	m	27	R 949	R 25,625	R 27,354	R 5,471	R 32,825
24	Fire service	m	3	R 19,863	R 59,590	R -	R -	R -
25	Electrical installation	m	537	R 220	R 118,398	R 35,519	R 26,639	R 62,158
26	Boundary, screen, retaining walls, etc	m²	272	R 1,390	R 378,001	R -	R -	R -
27	Fences, gates & railings	m	137	R 1,527	R 209,250	R 146,475	R 29,295	R 175,770
28	Roads, paving etc	m²	502	R 498	R 249,946	R 174,962	R 34,992	R 209,954
	SUB-TOTAL				R 11,635,130	R 7,364,139	R 864,346	R 8,228,484
	CONTINGENCY ALLOWANCES							
29	Price & detail development contingency (3%)	Item	]		R 698,108	R 441,848	R 58,106	R 499,954
30	Construction contingency (3%)	Item	]					
	SUB-TOTAL				R 12,333,237	R 7,805,987	R 922,452	R 8,728,439
31	PRELIMINARIES (15%)	Item			R 1,849,986	R 1,170,898	R 138,368	R 1,309,266
	SUB-TOTAL				R 14,183,223	R 8,976,885	R 1,060,819	R 10,037,704
	CONSTRUCTION COST ESCALATION							
32	Escalation up to tender date (5 months)	Item			R 397,130	R 251,353	R 29,703	R 281,056
33	Escalation up to construction commencement (4 months)	Item			R 326,600	R 206,713	R 24,428	R 231,140
34	Escalation during building period (21 months)	Item			R 1,753,058	R 1,109,550	R 131,118	R 1,240,668
	SUB-TOTAL			R 21,089	R 16,660,011	R 10,544,501	R 1,246,068	R 11,790,569
								R 11,735,709